



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, May 24, 2006**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

### **Hearing Officers**

**Jean Hamilton, AICP, Acting Deputy Director**

**Susan Walton, Principal Planner**

**Joseph Horwedel, Acting Director  
Planning, Building, and Code Enforcement**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## **NOTICE TO THE PUBLIC**

Good morning, this is the Planning Director's Hearing of **May 24, 2006**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Gina Robles ([gina.robles@sanjoseca.gov](mailto:gina.robles@sanjoseca.gov)).

# **AGENDA**

## **ORDER OF BUSINESS**

### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

### **2. CONSENT CALENDAR**

#### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. The projects being considered are located on southeast corner of Hostetter Road and Sierra Creek Way (1495 STONE CREEK DR), in the R-1-8 Single-Family Residence Zoning District (MATTOS JOHN R II TRUSTEE, INEZ MATTOS, STEPHANIE J MATTOS, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration adopted on March 7, 2006. **Deferred from 5/17/06.**
  - 1. **PD05-069. Planned Development Permit** to construct six single-family detached residences on a 0.833 gross acre site.
  - 2. **PT05-089. Planned Tentative Map Permit** to subdivide one parcel into six lots for single-family detached residences on a 0.833 gross acre site.
- b. **TR06-019. Tree Removal Permit** request to remove two (2) Pine trees located on a strip of land that lies between a single family house and the common area of a multi-family complex in the R-1-8(PD) Planned Development Zoning District, located on the west side of Old Piedmont Road, north side of Charing Cross Lane (Valley Title Company, Owner). Council District 4. CEQA: Exempt. **Deferred from 5/17/06.**
- c. **TR06-058. Tree Removal Permit** to remove one Pecan Tree with 57 inch in circumference in the R-1-8 Single-Family Residence Zoning District, located at 817 Onyx Court (Gregory Meissner, Owner). Council District 1. CEQA: Exempt.
- d. **SF04-035. Single-Family House Permit** to allow a 408 square foot expansion at the ground level and a 1,317 square foot second story addition (resulting in a FAR of .55) to an existing single family residence on a 0.12 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1312 Cristina Avenue (Darren Mccardle, Owner). Council District 6. SNI: None. CEQA: Exempt.

- e. **SF06-001. Single Family House Permit** to allow the demolition of an existing single-family residence and the construction of a new 3, 480 square foot single-family residence with an FAR of .58 in the R-2 Two Family Residence Zoning District, located on the southeast corner of Fairview Avenue and Lincoln Avenue (1762 LINCOLN AVE) (Lauer Todd F And Jacqueline L Trustee, Owner). Council District 6. SNI: None. CEQA: CEQA not found.
- f. **SP06-037. Special Use Permit** request to allow modifications at an existing corporation yard, green waste transfer facility, truck maintenance facility including the addition of equipment for the collection and transfer of used motor oil on an approximately 7-gross acre site in the HI Heavy Industrial Zoning District, located on the southeasterly side of Berryessa Road at the eastern terminus of Commercial Street (1158 Berryessa Road) (Norcal Waste Systems, Applicant). Council District 4. SNI: None. CEQA: Addendum to Mitigated Negative Declaration.

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. The projects being considered are located on the east side of Almaden Road across from the intersection with Malone Road (1992 ALMADEN RD) (Olson 737 - San Jose 1, Llc, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration. **Deferred from 5/17/06.**
  - 1. **PD05-094. Planned Development Permit** to construct 56 single-family attached residences on a 2.33 gross acre site in the A(PD) Planned Development Zoning District, and
  - 2. **PT05-119. Planned Development Tentative Condominium Map Permit** to subdivide 5 parcels into 12 lots for 56 condominium units.
- b. **TR06-037.** Removal of one Redwood tree 76 inches in circumference from the front yard of a single-family residence. in the R-1-8 Single-Family Residence Zoning District, located at/on the 2163 Tiara Drive (Lovera Eli And Yadira, Owner). Council District 5. CEQA: Exempt.
- c. **PDA87-035-01. Planned Development Permit Amendment** to remove 18 trees from a single-family residential complex on an 11 gross acre site in the A(PD) Planned Development Zoning District, located on the west side of Lundy Avenue, approximately 600 feet northerly of Berryessa Road (Berryessa Villa, Homeowners Association, Owner). Council District 4. CEQA: Exempt.
- d. The projects being considered are located on the southeast corner of Lucretia and Owsley Avenues, on a 1.1 gross acre site in the A(PD) Planned Development Zoning District (Denise B. Do, Trustee, Owner/Developer). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration, File No. PDC00-019.
  - 1. **PD05-046. Planned Development Permit** to construct 15 single-family attached residences.
  - 2. **PT05-064. Planned Tentative Map** to subdivide two parcels into 15 lots.

**This concludes the Planning Director's Hearing for May 24, 2006. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/default.asp>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE